

For Translation Purposes Only

Real Estate Investment Fund Issuer:  
Mori Hills REIT Investment Corporation  
(Securities Code: 3234)  
1-8-7 Roppongi, Minato-ku, Tokyo  
Hideyuki Isobe, Executive Director

Asset Manager:  
Mori Building Investment Management Co., Ltd.  
Hideyuki Isobe, President & CEO  
Inquiries: Yoshimi Nishibeppu  
General Manager, Administration Department  
TEL: +81-3-6234-3234

MHR Announces Information on Borrowings

Mori Hills REIT Investment Corporation (hereafter “MHR”) resolved at its Board of Directors Meeting held today the following with regard to agreements on borrowings (hereafter “Borrowings”).

1. Purpose of Borrowings

To be used as refinancing of 2,062.5 million yen, 2,000 million yen, 7,100 million yen and 3,900 million yen in long-term loans payable due November 29, 2013 (hereafter “Existing Long-term Loans payable”) (Note).

(Note) Please refer to the press releases “MHR Announces Information on Borrowings” dated November 25, 2009, “MHR Announces Information on Borrowings” dated September 28, 2010, and “MHR Announces Information on Borrowings” dated November 25, 2010 for details.

2. Details of Borrowings

(1) Long-term loans payable (maturity of 4 years)

- |                              |   |
|------------------------------|---|
| a) Lenders (planned):        | The Norinchukin Bank, The Hiroshima Bank, Ltd. and Oita Bank Co. Ltd.   |
| b) Borrowing amount:         | 2,600 million yen   |
| c) Interest rate:            | Base Interest Rate (1-month JBA Japanese Yen TIBOR)<br>(Note 1) + 0.25%   |
| d) Scheduled drawdown date:  | November 29, 2013   |
| e) Interest payment date:    | The first payment date shall be the last day of December 2013 and subsequent payment dates shall be the last day of every month thereafter (Note 2). The last payment date shall be the principal repayment date. |
| f) Principal repayment date: | November 30, 2017 (Note 2)  |
| g) Method of repayment:      | To be repaid in full on the principal repayment date  |
| h) Collateral:               | Unsecured/Unguaranteed  |

(2) Long-term loans payable (maturity of 5.5 years)

- |                             |  |
|-----------------------------|--|
| a) Lenders (planned):       | Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd.,<br>The Bank of Tokyo-Mitsubishi UFJ, Ltd., and Mitsubishi UFJ<br>Trust and Banking Corporation |
| b) Borrowing amount:        | 1,000 million yen  |
| c) Interest rate:           | Base Interest Rate (1-month JBA Japanese Yen TIBOR)<br>(Note 1) + 0.30%  |
| d) Scheduled drawdown date: | November 29, 2013  |

- e) Interest payment date: The first payment date shall be the last day of December 2013 and subsequent payment dates shall be the last day of every month thereafter (Note 2). The last payment date shall be the principal repayment date.
- f) Principal repayment date: May 31, 2019 (Note 2)
- g) Method of repayment: To be repaid in full on the principal repayment date
- h) Collateral: Unsecured/Unguaranteed

(3) Long-term loans payable (maturity of 6 years)

- a) Lenders (planned): Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan, Inc., The Norinchukin Bank, The Bank of Fukuoka, Ltd. and Shinsei Bank, Limited
- b) Borrowing amount: 11,400 million yen
- c) Interest rate: Base Interest Rate (1-month JBA Japanese Yen TIBOR) (Note 1) + 0.35%
- d) Scheduled drawdown date: November 29, 2013
- e) Interest payment date: The first payment date shall be the last day of December 2013 and subsequent payment dates shall be the last day of every month thereafter (Note 2). The last payment date shall be the principal repayment date.
- f) Principal repayment date: November 30, 2019 (Note 2)
- g) Method of repayment: To be repaid in full on the principal repayment date
- h) Collateral: Unsecured/Unguaranteed

(Note 1) Base interest rates to be applied on will be the 1-month JBA Japanese Yen TIBOR (0.14818% as of today) announced by the Japanese Bankers Association two business days prior to the last day of each month (if the date is not a business day, the next business day shall be the date. If this next business day falls into the following month, the business day immediately prior shall be the date). Moreover, the 1-month JBA Japanese Yen TIBOR can be confirmed on the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/tibor/>).

(Note 2) However, if such date is not a business day, the next business day shall be the payment date. If this next business day falls into the following month, the business day immediately prior shall be the payment date.

3. Amount of Funds to be Procured, Specific Use of Funds and Planned Payment Period

- (1) Amount of funds to be procured: 15,000 million yen
- (2) Specific use of funds to be procured and planned payment period
- a) Specific use of funds to be procured: Allocation to the refinancing of the Existing Long-term Loans payable
- b) Amount: 15,000 million yen
- c) Planned payment period: November 29, 2013

4. Borrowings, etc. after the Borrowings

(unit: millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term loans payable	0	0	0
Long-term loans payable	101,262.5	101,200	(62.5)
Total loans payable	101,262.5	101,200	(62.5)
Investment corporation bonds	25,000	25,000	0
Total of loans payable and investment corporation bonds	126,262.5	126,200	(62.5)
Total interest-bearing debt	126,262.5	126,200	(62.5)

(Note 1) Long-term loans payable include the current portion of long-term loans payable.

(Note 2) The decrease in change of long-term loans payable of 62.5 million yen is based on the difference between the total of Existing Long-term Loans payable of 15,062.5 million yen described in 1. above and the total of Long-term Loans payable of 15,000 million yen described in 2. above. The repayment of the difference will be used as cash on hand.

5. Other Items Required for Investors to Appropriately Understand/Judge the Concerned Information

There are no changes to the content of “Investment Risks” indicated in the Semiannual Securities Report (Japanese) for the fourteenth fiscal period submitted on October 30, 2013 as a result of the Borrowings.

- This press release was distributed to the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- MHR’s website address is <http://www.mori-hills-reit.co.jp/>